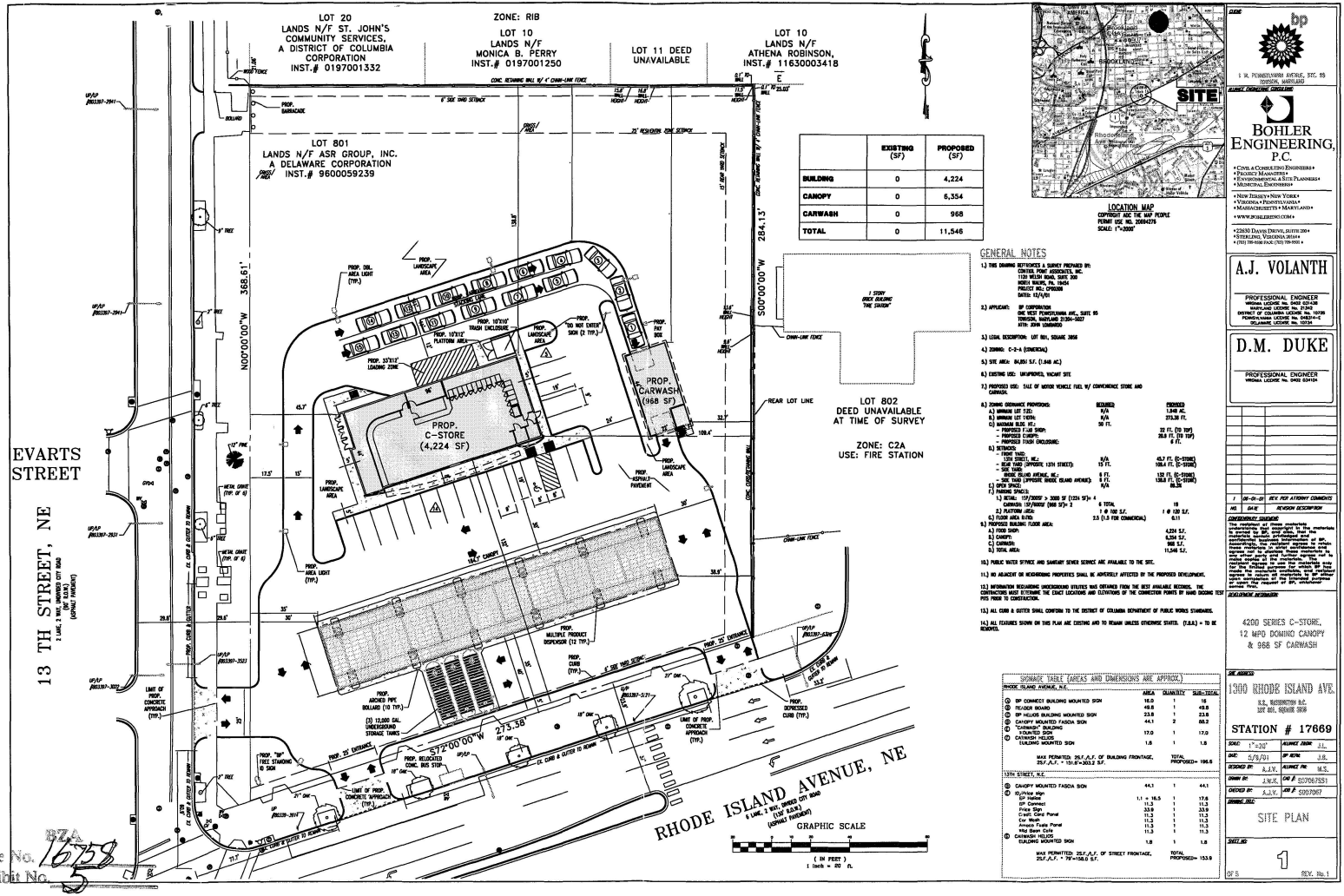


	EXISTING (SF)	PROPOSED (SF)
BUILDING	0	4,224
CANOPY	0	6,354
CARWASH	0	968
TOTAL	0	11,546

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20004278
SCALE: 1"=2000'

GENERAL NOTES

1.) THIS DRAWING REFERENCES A SURVEY PREPARED BY:
CENTEK POINT ASSOCIATES, INC.
1131 WELSH ROAD, SUITE 300
NORTH WALES, PA. 19454
PROJECT NO.: CP00306
DATED: N/A/01

2.) APPLICANT: BP CORPORATION
ONE WEST PENNSYLVANIA AVE., SUITE 95
TOWSON, MARYLAND 21204-5027
ATTN: JOHN LOMBARDO

3.) LEGAL DESCRIPTION: LOT 801, SQUARE 3956

4.) ZONING: C-2-A (COMERCIAL)

5.) SITE AREA: 84,851 S.F. (1.948 AC.)

6.) EXISTING USE: UNIMPROVED, VACANT SITE

7.) PROPOSED USE: SALE OF MOTOR VEHICLE FUEL W/ CONVENIENCE STORE AND CARWASH.

8.) ZONING ORDINANCE PROVISIONS:

	REQUIRED	PROVIDED
A.) MINIMUM LOT SIZE:	N/A	1.948 AC.
B.) MINIMUM LOT WIDTH:	N/A	273.20 FT.
C.) MAXIMUM BLDG. HT.:	50 FT.	
- PROPOSED T.of SHOP:		22 FT. (TO TOP)
- PROPOSED CANOPY:		20.5 FT. (TO TOP)
- PROPOSED TRASH ENCLOSURE:		8 FT.
D.) SETBACKS:		
- FRONT YARD:		
- 13TH STREET, NE.:	N/A	45.7 FT. (C-STORE)
- BLUE YARD (FROM 13TH STREET):	15 FT.	109.4 FT. (C-STORE)
- REAR YARD:		
- RHODE ISLAND AVENUE, NE.:	6 FT.	132 FT. (C-STORE)
- SIDE YARD (OPPOSITE RHODE ISLAND AVENUE):	0 FT.	130.8 FT. (C-STORE)
E.) OPEN SPACE:	N/A	66.5%
F.) PARKING SPACES:		
1.) RETAIL: 1SP/200SF > 3000 SF (1224 SF)= 4		
CARWASH: (6)+(NSP)(968 SF)= 2	6 TOTAL	19
2.) PLATFORM AREA:	1 @ 100 S.F.	1 @ 120 S.F.
G.) FLOOR AREA RATIO:	2.0 (1.0 FOR COMMERCIAL)	0.11

9.) PROPOSED BUILDING FLOOR AREA:
A.) FOOD SHOP: 4,224 S.F.
B.) CANOPY: 6,354 S.F.
C.) CARWASH: 968 S.F.
D.) TOTAL AREA: 11,546 S.F.

10.) PUBLIC WATER SERVICE AND SANITARY SEWER SERVICE ARE AVAILABLE TO THE SITE.

11.) NO ADJACENT OR NEIGHBORING PROPERTIES SHALL BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.

12.) INFORMATION REGARDING UNDERGROUND UTILITIES WAS OBTAINED FROM THE BEST AVAILABLE RECORDS. THE CONTRACTORS MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE CONNECTION POINTS BY HAND DIGGING TEST PITS PRIOR TO CONSTRUCTION.

13.) ALL CURB & GUTTER SHALL CONFORM TO THE DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS STANDARDS.

14.) ALL FEATURES SHOWN ON THIS PLAN ARE EXISTING AND TO REMAIN UNLESS OTHERWISE STATED. (T.O.R.) = TO BE REMOVED.

SIGNAGE TABLE (AREAS AND DIMENSIONS ARE APPROX.)

RHODE ISLAND AVENUE, N.E.	AREA	QUANTITY	SUB-TOTAL
① BP CONNECT BUILDING MOUNTED SIGN	16.0	1	16
② 7ELEVEN BOARD	49.8	1	49.8
③ BP HELIOS BUILDING MOUNTED SIGN	23.8	1	23.8
④ CANOPY MOUNTED FASCIA SIGN	44.1	2	88.2
⑤ "CARWASH" BUILDING MOUNTED SIGN	17.0	1	17.0
⑥ CARWASH HELIOS BUILDING MOUNTED SIGN	1.8	1	1.8
MAX PERMITTED: 25.F./.F. OF BUILDING FRONTAGE, 25.F./.F. = 151.6'=303.2 S.F.		TOTAL PROPOSED=	196.6
13TH STREET, N.E.			
⑦ CANOPY MOUNTED FASCIA SIGN	44.1	1	44.1
⑧ 7ELEVEN SIGN:			
BP Halos	1.1 = 16.5	1	17.6
BP Connect	11.3	1	11.3
Fresh Spot	33.9	1	33.9
Fuel Up Panel	11.3	1	11.3
Car Wash	11.3	1	11.3
Amoco Fuels Panel	11.3	1	11.3
Mid Bean Cafe	11.3	1	11.3
⑨ CARWASH HELIOS BUILDING MOUNTED SIGN	1.8	1	1.8
MAX PERMITTED: 25.F./.F. OF STREET FRONTAGE, 25.F./.F. = 75'=150.0 S.F.		TOTAL PROPOSED=	153.9

CLIENT
bp
1 W. PENNSYLVANIA AVENUE, STE. 95
TOWSON, MARYLAND

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PENNSYLVANIA LICENSE No. 049214-E
DELAWARE LICENSE No. 10134

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 019104

NO.	DATE	REVISION DESCRIPTION
1	08-01-01	REV PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION
4200 SERIES C-STORE, 12 MPD DOMINO CANOPY & 968 SF CARWASH

SITE ADDRESS
1300 RHODE ISLAND AVE.
N.E. WASHINGTON D.C.
127 001, SQUARE 3956

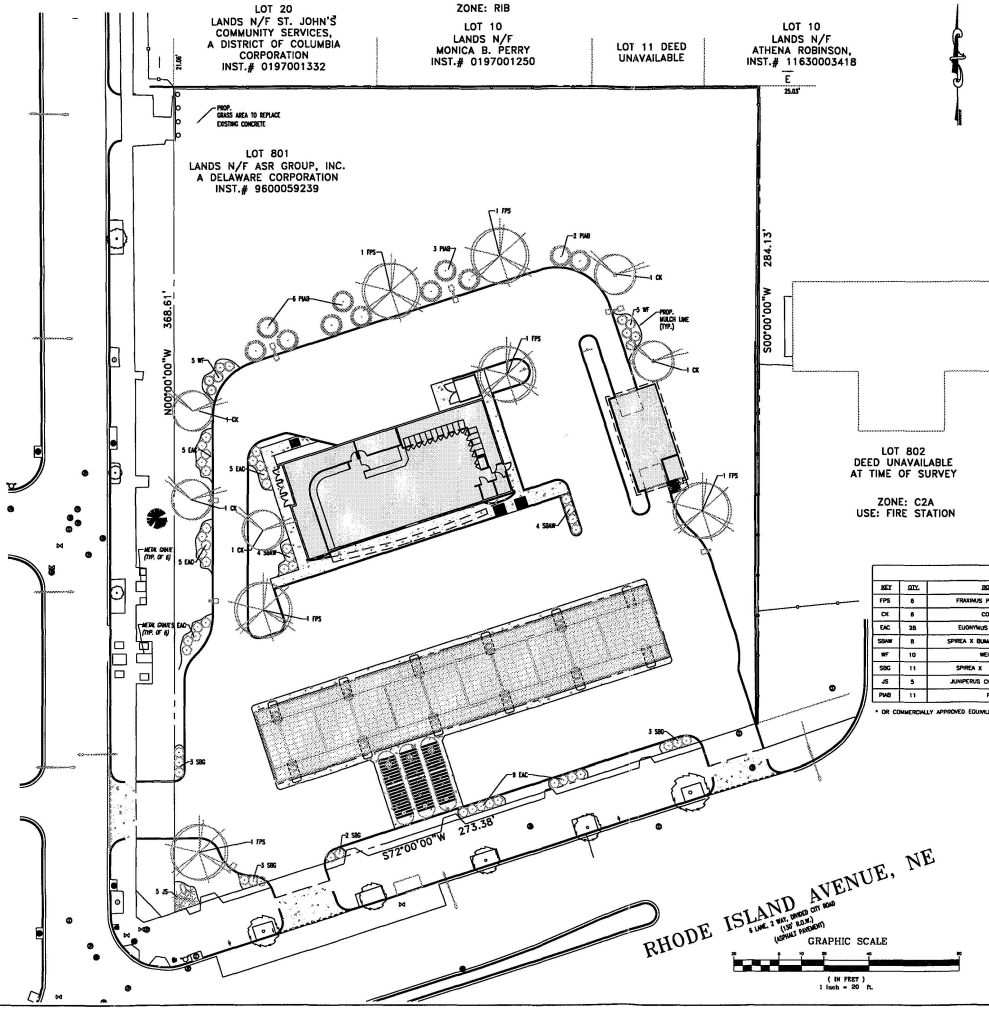
STATION # 17669

SCALE:	1"=20'
DATE:	5/8/01
DESIGNED BY:	A.J.V.
DRAWN BY:	J.W.K.
CHECKED BY:	A.J.V.
ALLIANCE JOB #:	J.L.
BP REGNL:	J.B.
ALLIANCE PM:	M.S.
CAD #	S07067ES1
JOB #	S007067

DRAWING TITLE
SITE PLAN

SHEET NO.
1
OF 5
REV. No. 1

BZA
Case No. 16758
Exhibit No. 5



PLANT LIST*

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
FPS	6	FRAXINUS PENSYLVANICA "SUMMIT"	SUMMIT GREEN ASH	2 1/2-3" CAL.	B+B
CK	6	CORNUS KOUSA	KOUSA DOGWOOD	8'-10'	B+B
EAC	28	EUONYMUS ALATUS "COMPACTUS"	DWARF WINGED EUONYMUS	30-36"	B+B
SSHW	8	SPIREA X BUMALDA "ANTHONY WATERER"	ANTHONY WATERER SPIREA	18-24"	#3 CAN
WF	10	WEIGELA FLORIDA	FLOWERING WEIGELA	3-4'	B+B
SBG	11	SPIREA X BUMALDA "GOLDFLAME"	GOLD FLAME SPIREA	15-18"	#3 CAN
JS	5	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	#3 CAN
PWB	11	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B

* OR COMMERCIALLY APPROVED EQUIVILENT

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DELAWARE LICENSE No. 10734

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 024104

NO.	DATE	REVISION DESCRIPTION
1	08-01-01	REV. PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION

4200 SERIES C-STORE, 12 MPD DOMINO CANOPY & 968 SF CARWASH

THE ADDRESS

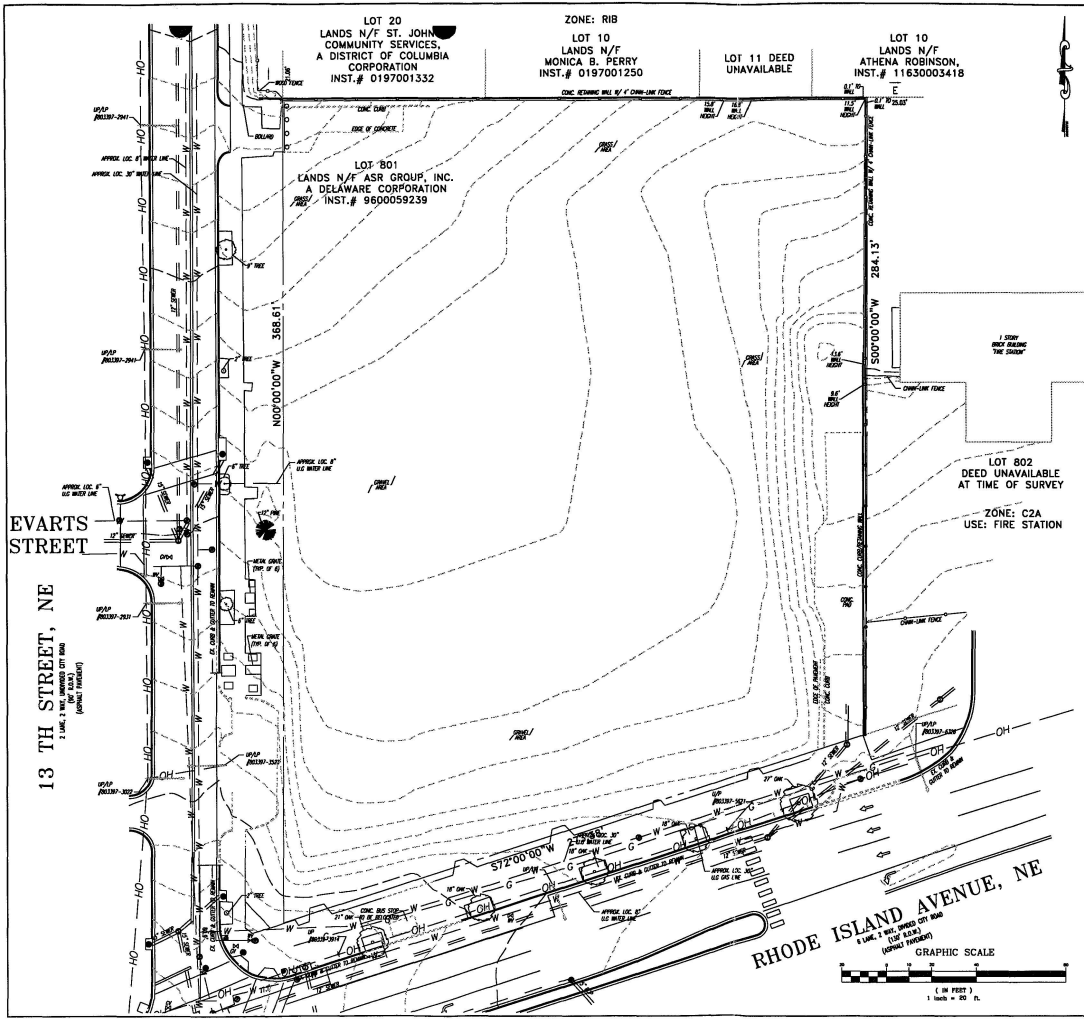
1300 RHODE ISLAND AVE.
N.E., WASHINGTON D.C.
SQT 5241, SQUARE 3953

STATION # 17669

SCALE:	1"=20'	ALLIANCE JOB#:	J.L.
DATE:	5/9/01	BP REF#:	J.S.
DESIGNED BY:	A.J.V.	ALLIANCE PM:	M.S.
DRAWN BY:	J.M.K.	CAD #:	SD7667551
CHECKED BY:	A.J.V.	JOB #:	SD27067

DRAWING TITLE
LANDSCAPING PLAN

SHEET NO
2
OF 3
REV. No. 1



GENERAL NOTES

1.) THIS DRAWING REFERENCES A SURVEY BY:
CONTROL POINT ASSOCIATES
CHANTILLY CORPORATE CENTER
1130 WELSH ROAD, SUITE 110
NORTH WALES, PA. 19454
DATED 12/1/01
CP # CP00506

CLIENT
bp
1 W. PENNSYLVANIA AVENUE, STE. 95
TOWSON, MARYLAND

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DEVELOPMENT INFORMATION
4200 SERIES C-STORE,
12 MPD DOMINO CANOPY
& 968 SF CARWASH

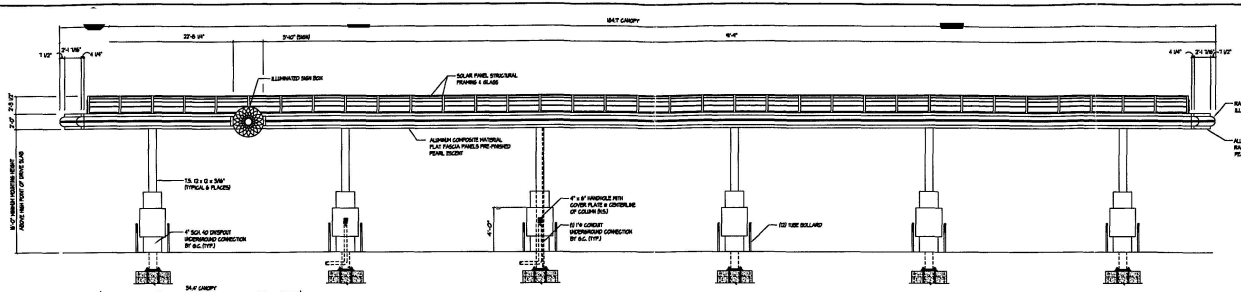
SITE ADDRESS
1300 RHODE ISLAND AVE.
N.E. WASHINGTON D.C.
SSP 001, 025002 2008

STATION # 17669

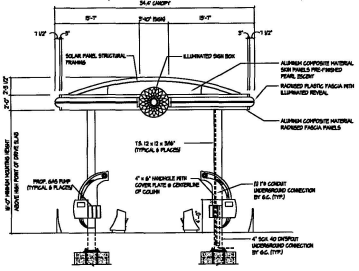
SCALE:	1"=20'	ALLIANCE JOB#:	J.L.
DATE:	5/9/01	BP REPR:	J.S.
DESIGNED BY:	A.J.V.	ALLIANCE PM:	M.S.
DRAWN BY:	J.M.K.	CAD #	5D7662F51
CHECKED BY:	A.J.V.	JOB #	5D57067

DRAWING TITLE
EXISTING CONDITIONS PLAN

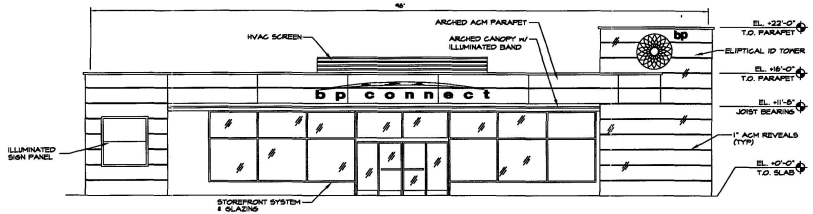
SHEET NO
3
OF 5
REV. No.1



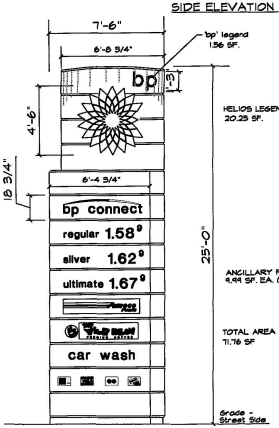
FRONT ELEVATION (CANOPY)



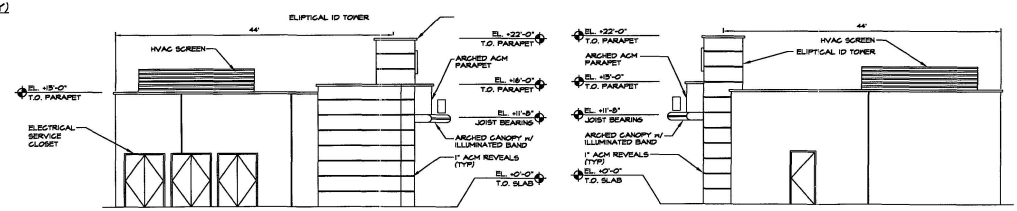
SIDE ELEVATION (CANOPY)



FRONT ELEVATION (FOOD SHOP)

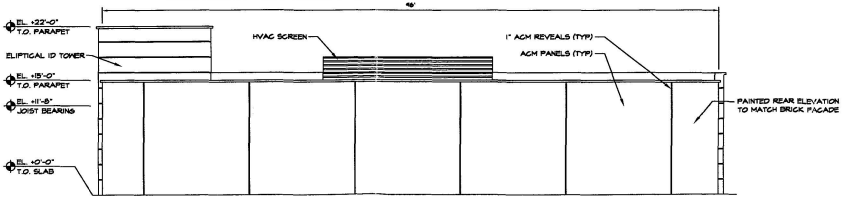


ID/PRICE SIGN DETAIL



LEFT ELEVATION (FOOD SHOP)

RIGHT ELEVATION (FOOD SHOP)



REAR ELEVATION (FOOD SHOP)

CLIENT
bp
1 W. PENNSYLVANIA AVENUE, STE. 35
TOWSON, MARYLAND

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DELAWARE LICENSE No. 10724

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1	05-01-01	REV. PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION

4200 SERIES C-STORE,
12 MPD DOMINO CANOPY
& 968 S.F. CARWASH

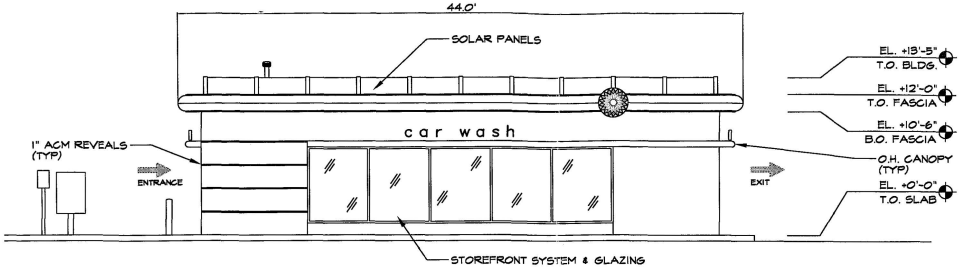
SITE ADDRESS
1900 RHODE ISLAND AVE.
N.E. WASHINGTON D.C.
MAP 0851, SQUARE 0969

STATION # 17669

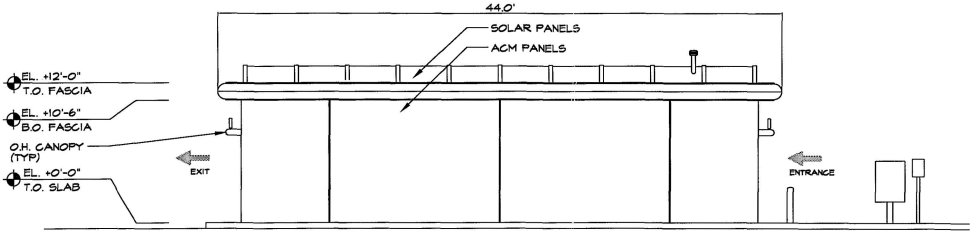
SCALE:	AS SHOWN	ALLIANCE JOB#:	J.L.
DATE:	5/8/01	BP REPR.	J.B.
DESIGNED BY:	A.J.V.	ALLIANCE PM:	M.S.
DRAWN BY:	J.N.K.	CAD #:	S02708701G-1
CHECKED BY:	A.J.V.	JOB #:	S02708701

DRAWING TITLE
ELEVATION PLAN

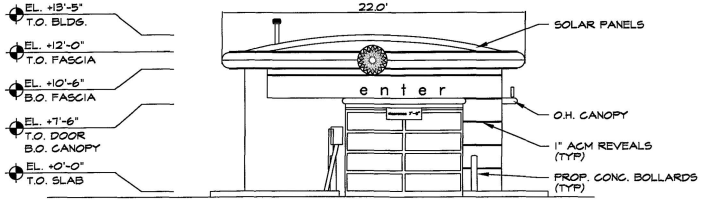
SHEET NO.
4
OF 5
REV. No. 1



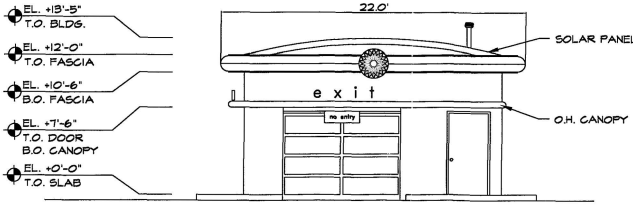
FRONT ELEVATION (CAR WASH) (13TH STREET, WEST)
N.T.S.



REAR ELEVATION (CAR WASH) (EAST)
N.T.S.



ENTRANCE ELEVATION (CAR WASH) (NORTH)
N.T.S.



EXIT ELEVATION (CARWASH) (RHODE ISLAND AVE., SOUTH)
N.T.S.

CLIENT
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BOSSIER, MARYLAND

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PENNSYLVANIA LICENSE No. 040304-E
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DEVELOPMENT INFORMATION
4200 SERIES C-STORE, 12 MPD DOMINO CANOPY & 988 S.F. CARWASH

SITE ADDRESS
1300 RHODE ISLAND AVE.
N.E. WASHINGTON D.C.
MT VER. SQUARE 3859

STATION # 17669

SCALE:	AS SHOWN	ALLIANCE JOB#:	J.L.
DATE:	5/9/19	BP JOB#:	J.S.
DESIGNED BY:	A.J.V.	ALLIANCE PM:	M.S.
DRAWN BY:	J.M.K.	CAD #:	S0708211-1
CHECKED BY:	A.J.V.	JOB #:	S0070067

DRAWING TITLE
ELEVATION PLAN

SHEET NO.
5
OF 5
REV. No. 1